



March 22, 2018

Board of Commissioners

6:30 PM

City Hall – Massie Chambers

Agenda:

1. Call to order by the Mayor.

Prayer

Pledge of Allegiance

2. Roll call by the Recorder.
3. Reading of the minutes of the February 22, 2018 regular meeting of the Board of Commissioners by the Recorder for approval or correction.
4. Comments from citizens.
5. Comments of the City Manager and staff.
6. Reports and comments from committees, members of the Board of Commissioners and other officers.
7. Old Business.
8. New Business
 - a. Consider Ordinance 18-913, an ordinance establishing the City of Goodlettsville Historic Zoning Commission. **FIRST READING**
 - b. Consider Ordinance 18-914, an ordinance to direct the Davidson County Election Commission to call an election to fill the terms of two (2) Commissioners of the City of Goodlettsville, Tennessee, Pursuant to T.C.A. Section 6-20-105 and the similar requirement of the city's charter. **FIRST READING**
 - c. Consider Ordinance 18-915, an ordinance to amend the Zoning Ordinance Sections 14-201. Provisions Relating to Construction of Language and Definitions (3), and 14-213. Administration and Enforcement (9)(h) regarding detached bed and breakfast homestay requirements. **FIRST READING**
 - d. Consider Resolution 18-786, a resolution authorizing the city manager to waive building permit fees for restaurant development projects with an aggregate new construction value of \$1,000,000.00 or more and seating capacity of one hundred and twenty or more.
 - e. Consider Resolution 18-787, a resolution authorizing the city manager to execute the necessary documents to convey certain real property belonging to the City of Goodlettsville along Old Springfield Highway to the Metropolitan Government of Nashville and Davidson County, Tennessee for the purpose of constructing a new public park.

- f. Consider Resolution 18-788, a resolution requesting the State of Tennessee Department of Transportation to share in the cost of repaving Conference Drive, as it relates to its utilization as connector between North Interstate 65 and Vietnam Veterans By-Pass.
- g. Consider Resolution 18-789, a resolution proclaiming Saturday, March 31, 2018 as Senator Joe Haynes Day within the City of Goodlettsville, Tennessee.
- h. Consider Resolution 18-790, a resolution proclaiming Saturday, April 14, 2018 as Mayor John Coombs Day within the City of Goodlettsville, Tennessee.
- i. Consider Resolution 18-791, a resolution proclaiming Saturday, April 21, 2018 as Dennis Birdwell Day within the City of Goodlettsville, Tennessee.
- j. Consider Resolution 18-792, a resolution proclaiming Saturday, April 28, 2018 as Warren "Bo" Boguskie Day within the City of Goodlettsville, Tennessee.

9. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

abaker@goodlettsville.gov

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main St.— Goodlettsville, TN 37072—615-851-2200—Fax 615-851-2212

www.goodlettsville.gov

ORDINANCE NUMBER 18-913

**AN ORDINANCE ESTABLISHING THE CITY OF GOODLETTSVILLE
HISTORIC ZONING COMMISSION**

WHEREAS, Tennessee Code Annotated Section 13-7-402 empowers the City of Goodlettsville to establish Historic Zones; and,

WHEREAS, Tennessee Code Annotated 13-7-403 further empowers the City to establish a Historic Zoning Commission to provide for the Historic District's creation, administration and enforcement; and,

WHEREAS, the Board of Commissioners deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City to create the City of Goodlettsville Historic Zoning Commission; now, therefore,

BE IT ORDAINED BY THE CITY OF GOODLETTSVILLE AS FOLLOWS:

SECTION I: that the City of Goodlettsville Historic Zoning Commission shall be created and established under the procedures stated in the full section of TCA 13-7-403 with the following guidelines:

SECTION II. the City of Goodlettsville Historic Zoning Commission shall consist of no less than five (5) and no more than nine (9) members. The membership shall consist of a representative of a local patriotic or historical organization; an architect, if available; a person who is a member of the Goodlettsville Municipal-Regional Planning Commission at the time of such person's appointment; and the remainder shall be from the community in general with a simple majority representing property owners in the district. The City of Goodlettsville Historic Zoning Commission shall be appointed by the Mayor of Goodlettsville, subject to confirmation by the Board of Commissioners. The terms of members of the historic zoning commission shall be five (5) years, except that the members appointed initially shall be appointed for staggered terms so that the terms of at least one (1) member but not more than two (2) members shall expire each year. All members shall serve without compensation. The commission may adopt rules and regulations consistent with this part.

SECTION III. that Title 13, Section 7, Part 4 of the Tennessee Code Annotated entitled "Historic Zoning" is the controlling law applicable to this Ordinance and is made a part hereof as though copied herein verbatim.

BE IT FURTHER ORDAINED that this Ordinance take effect fifteen days after its final adoption, the welfare of the City of Goodlettsville requiring it.

MAYOR

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

CITY RECORDER

PASSED 1ST READING: _____

PASSED 2ND READING: _____

ORDINANCE NO. 18-914

AN ORDINANCE TO DIRECT THE DAVIDSON COUNTY ELECTION COMMISSION TO CALL AN ELECTION TO FILL THE TERMS OF TWO (2) COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, PURSUANT TO T.C.A. SECTION 6-20-105 AND THE SIMILAR REQUIREMENT OF THE CITY'S CHARTER

WHEREAS, the current Board of Commissioners is comprised of five (5) Commissioners, with the terms of two (2) Commissioners set to expire in 2018.

NOW, THEREFORE, BE IT ORDAINED PURSUANT TO T.C.A. 62-20-105 AND THE CITY'S CHARTER THAT THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE HEREBY DIRECTS THE DAVIDSON COUNTY ELECTION COMMISSION TO CALL AND CONDUCT A REGULAR MUNICIPAL ELECTION TO FILL THE TERMS OF TWO (2) MEMBERS OF THE BOARD OF COMMISSIONERS FOR FOUR (4) YEAR TERMS, SAID ELECTION TO BE HELD NOVEMBER 6, 2018. THIS ORDINANCE SHALL TAKE EFFECT FIFTEEN (15) DAYS AFTER ITS FINAL PASSAGE, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

MAYOR

Adopted First Reading:_____

CITY RECORDER

Adopted Second Reading: _____

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

ORDINANCE NO. 18-915

AN ORDINANCE TO AMEND SECTIONS 14-201. PROVISIONS RELATING TO CONSTRUCTION OF LANGUAGE AND DEFINITIONS (3), AND 14-213. ADMINISTRATION AND ENFORCEMENT (9)(h) REGARDING DETACHED BED AND BREAKFAST HOMESTAY REQUIREMENTS.

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of residential areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance and aforementioned amendment intent and purpose to create an extension of the bed and breakfast homestay but allow the maximum (4) guest units of the bed and breakfast homestay to be detached on a larger acreage property. The intention of the ordinance is not to create multiple permanent dwelling units on the property. The ordinance does take into account existing large acreage properties that have existing detached secondary full dwelling units on the same property as the primary dwelling units and the Board of Zoning Appeals can review permitting these existing buildings also, and,

WHEREAS, The Goodlettsville Planning Commission reviewed and discussed this proposed amendment on March 5, 2018 and voted to forward the request to the Goodlettsville City Commission for consideration and approval, and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Section 14-201. Provisions Relating to Construction of Language and Definitions (3) and Section 14-213. Administration and Enforcement (9)(h) regarding detached bed and breakfast homestay requirements of the City of Goodlettsville Zoning Ordinance be amended as described in attached "EXHIBIT A" and described as follows:

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect

any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 18-915

"EXHIBIT A"

Zoning Ordinance Amendment:

The City of Goodlettsville recently created a Visitors and Tourism Board including the formation of a city department to promote the economic diversity of the City by fostering multiple tourism opportunities. To promote an alternative visitor experience of the rural setting of Middle Tennessee and Goodlettsville area, the bed and breakfast homestay may be reviewed under the alternative section (I) regarding accessory guest buildings. The provisions are intended to be consistent with the accessory building requirements of the Zoning Ordinance expect to provide additional life safety and access for buildings with occupants that are not familiar with property and soundings. The provisions are intended to still preserve the primary single family use and character of the property and area.

(i) "Bed and breakfast homestay." An owner-occupied building or portion thereof offering transient lodging accommodations and breakfast to guests where rent is paid in money. Such building shall be considered as a one-family detached dwelling *or an extension of the one-family dwelling with detached accessory guest buildings under the provisions of Item (I)* for purposes of use classification and shall be permitted only through a conditional use permit issued by the board of appeals.

(ii) Bed and breakfast homestay.

(A) The owner of the property must reside permanently in the home. If there is more than one (1) owner, the owner with the largest share of the ownership shall reside permanently in the home. If two (2) or more owners own equal shares, at least one (1) of the owners shall reside permanently in the home.

(B) A maximum of one (1) off-street parking space shall be provided for each guest room. The design of the parking spaces and their number and location shall also take into account the owner's parking spaces. Fencing, screening and landscaping shall be required to buffer and protect adjoining properties. Large expanses of paved area shall be avoided. No more than two (2) such spaces shall be located in the front yard.

(C) A maximum of four (4) guest rooms shall be available for rent, and such rooms shall not occupy more than fifty percent (50%) of the total habitable floor area. A guest register shall be maintained and made available to the codes administrator or other enforcing officer.

(D) Meal service shall be limited to breakfast and shall be restricted to overnight guests only. No cooking facilities shall be available in any guest room.

(E) No exterior structural or architectural alterations or expansions, other than those necessary to ensure the safety of the building, shall be made to the building for the purpose of providing a bed and breakfast homestay.

(F) The maximum length of stay for any guest(s) shall be fourteen (14) consecutive days.

(G) The building shall comply with the International Residential Code and shall be inspected prior to occupancy by the codes administrator and the fire chief or other enforcement officials. In the event the home is a historic building the board may consider the varying the strict application of the code requirements as long as the safety of the guests is not compromised.

(H) One (1) incidental sign may be permitted in accordance with the Goodlettsville Sign Ordinance.

(I) Detached accessory guest building alternative bed and breakfast homestay use to meet the provisions of (ii) Bed and breakfast homestay items (A) through (H) but the application may also be reviewed through the Conditional Use process defined by the Zoning Ordinance including the following additional sections:

-Detached accessory building guest buildings shall only be permitted for properties five (5) acres or larger; and,

-Existing accessory residential dwellings unit buildings constructed prior to the effective date of this section (I) may be reviewed in current condition; and,

-Detached accessory building guest buildings shall only be permitted on the property of the primary single family dwelling unit; and,

-The total number of guest units (4) four shall apply to the entire property and guest accessory buildings shall not contain any kitchen or cooking facilities; and,

-The accessory guest buildings units shall be constructed per the requirements of the Zoning Ordinance accessory building requirements regarding location, maximum floor area ratio and lot coverage, maximum building height; and,

-The accessory guest buildings units shall be constructed to be consistent with the wall and roof materials of the primary single family dwelling unit; and

-The accessory guest buildings units shall be constructed to meet the minimum side and rear setbacks of the residential zoning district; and,

-The accessory buildings shall be permanent buildings meeting the requirements of the International Residential Building Code and shall not include any portable structures; and,

-The accessory guest buildings shall be connected to the primary single family residence building where a meal is provided to overnight guests only. The connections shall be either a vehicular or pedestrian connections and the accessory guest buildings shall be accessible for emergency services. A scaled site plan shall be submitted to the Board of Zoning and Sign Appeals as part of the Conditional Use application process to ensure the compliance with this item; and,

-The accessory guest building shall not be constructed in a FEMA Flood Insurance Rate map designated floodplain or floodway zone; and,

-Accessory guest buildings shall not be used as permitted residential dwellings units and property owner to provide notarized statement that accessory guest buildings are not permitted permanent dwellings units.

RESOLUTION NO. 18-786

A RESOLUTION AUTHORIZING THE CITY MANAGER TO WAIVE BUILDING PERMIT FEES FOR RESTAURANT DEVELOPMENT PROJECTS WITH AN AGGREGATE NEW CONSTRUCTION VALUE OF \$1,000,000.00 OR MORE AND SEATING CAPACITY OF ONE HUNDRED AND TWENTY OR MORE.

WHEREAS, the City of Goodlettsville constantly thrives to recruit new restaurants and other eateries into the city; and,

WHEREAS, the ability to offer certain incentives to agents of such projects is a necessary tool in the economic development of the City; and,

WHEREAS, waiving certain fees associated with construction is considered a major incentive in the recruitment of new commercial, industrial and retail development;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT THE CITY MANAGER IS AUTHORIZED TO WAIVE ANY AND ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF ALL RESTAURANT DEVELOPMENT PROJECTS, WITH THE AGGREGATE CONSTRUCTION VALUE OF \$1,000,000.00 OR MORE AND A SEATING CAPACITY OF ONE HUNDRED AND TWENTY OR MORE, AS FOLLOWS:

- a. Development Review Fees These fees may be waived for site plan and subdivision review, including zoning and building permits, as well as land disturbance permits.
- b. Expedited Review Process These projects receive a higher priority in the work flow of staff than other review projects, including the resubmission of plans, and are allowed to proceed with the issuance of an early land disturbing permit and a footing and foundation permit prior to accomplishing final site plan approval.
- c. Connection/Tap Fee Reinvestment These fees may be waived when the City of Goodlettsville tax revenue (local sales tax, and / or hotel motel tax) generated from the completed project, in the first year of completion, are equal to or more than the cost of said fees.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL EXPIRE ON JUNE 30, 2019 UNLESS OTHERWISE REPEALED ON AN EARLIER DATE BY THE BOARD OF COMMISSIONERS.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

MAYOR

Adopted: _____
(Date)

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

Resolution 18-787

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY CERTAIN REAL PROPERTY BELONGING TO THE CITY OF GOODLETTSVILLE ALONG OLD SPRINGFIELD HIGHWAY TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE FOR THE PURPOSE OF CONSTRUCTING A NEW PUBLIC PARK.

WHEREAS, the Metropolitan Government of Nashville and Davidson County desires to construct a public park in or near the City of Goodlettsville, Tennessee; and

WHEREAS, the City of Goodlettsville owns certain property that would be suitable for such a park, that is more commonly referenced as map and parcel numbers 018-00-0/125.00, 018-04-0/007.00, 018-08-0/003.00); and

WHEREAS, the Board of Commissioners of the City of Goodlettsville, Tennessee has entered into a Memorandum of Agreement as resolved by the passage of Resolution 15-616 to donate such property for the construction of a public park; and

WHEREAS, the Metropolitan Government of Nashville and Davidson County, Tennessee Council has agreed to accept said donation of real property by the passage of Resolution RS2017-912.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the City of Goodlettsville, Tennessee hereby authorizes the City Manager to execute the necessary documents to convey the aforementioned property to the Metropolitan Government of Nashville and Davidson County, Tennessee.

THIS ACTION IS EFFECTIVE UPON PASSAGE BY THE BOARD OF COMMISSIONERS.

Mayor

City Recorder

Approved as to form and legality

City Attorney

Passed March 22, 2018

RESOLUTION NO. 18-788

A RESOLUTION REQUESTING THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION TO SHARE IN THE COST OF REPAVING CONFERENCE DRIVE, AS IT RELATES TO ITS UTILIZATION AS A CONNECTOR BETWEEN NORTH INTERSTATE 65 AND VIETNAM VETERANS PARKWAY.

WHEREAS, the City of Goodlettsville has always strived to maintain a top-quality transportation infrastructure system, and

WHEREAS, the Conference Drive corridor will require an asphalt overlay within the next eighteen (18) months, and

WHEREAS, the Conference Drive corridor's average daily traffic count is approximately nineteen thousand (19,000) cars and trucks, and

WHEREAS, the State of Tennessee Department of Transportation currently utilizes Conference Drive as a connector between North Interstate 65 and Vietnam Veterans Parkway, and

WHEREAS, the additional commercial traffic produced by the aforementioned utilization of Conference Drive has created an escalated pattern of roadway deterioration,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, THAT AN OFFICIAL REQUEST BE MADE TO THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION FOR THEM TO EQUALLY SHARE IN THE COST OF REPAVING CONFERENCE DRIVE FROM VIETNAM VETERANS PARKWAY TO LONG HOLLOW PIKE.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

Adopted: March 22, 2018

MAYOR

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY